

IN RE: PETITION FOR SPECIAL VARIANCE
SW/S South Rolling Road, 800'
NW of Wilkens Avenue
(850 South Rolling Road)
1st Election District
1st Councilmanic District
The YMCA of Greater Baltimore
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 93-234-SA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Variance filed by the owner of the subject property, The YMCA of Greater Baltimore, by Dennis J. Dittmer, Vice President, through their attorney, Ted Millsbaugh, Esquire. The Petitioner requests relief from Sections 4A02.4.D and 4A02.4.F of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit the construction of a day care facility, which was previously approved in Case No. 92-228-X, within a basic services mapped area with a Level F intersection, all as more particularly described on Petitioner's Exhibit 1.

Appearing on behalf of the Petition were Dennis Dittmer, Vice President, Joan Brown, Executive Director, Roy Duryea, Properties Manager, and Ernie Peek. The Petitioner was represented by Ted Millsbaugh, Esquire. There were no Protestants present at the hearing.

Testimony indicated that the subject property, known as 850 South Rolling Road, consists of 18.7611 acres, more or less, zoned D.R. 2 and is the site of the Catonsville YMCA. Said property was the subject of prior Case No. 92-228-X in which the Petitioner was granted a special exception to construct a day care facility on the premises on January 9, 1992. Testimony revealed that subsequent to the special exception being granted, the Petitioner was advised during the permit process that the subject

property is located within a traffic shed containing a "Level F" intersection, that being the intersection of Valley Road at Rolling Road. The Petitioner was advised to file the instant Petition and the building permit for the day care facility was held in abeyance pending the outcome of this hearing.

In order to be granted the special variance, the Petitioner must demonstrate that the granting of same will not adversely affect a person whose application was filed prior to the Petitioner's application for special variance. The Petitioner offered testimony that satisfied this requirement. Furthermore, the Petitioner must also demonstrate that the demand or impact of the development proposed will be less than that assumed by the district standard that would otherwise restrict or prohibit the development, or that the standard is not relevant to the development proposal. I find that the standard is not relevant to the development proposal by virtue of the fact that the Petitioner has demonstrated that the proposed day care facility will not generate any additional traffic to the failing intersection in question. The Petitioner introduced as Petitioner's Exhibit 2, a detailed traffic study prepared by The Traffic Group. The conclusion of that study found that the proposed day care facility at the subject location would not produce any additional traffic beyond that already utilizing Rolling Road. This traffic study was reviewed and scrutinized by both the Office of Planning and Zoning and the Bureau of Traffic Engineering. Both agencies agreed with the conclusion made by the traffic study and voiced their strong approval to the granting of this special variance.

Therefore, based upon the traffic study prepared by The Traffic Group, the strong support of the Office of Planning and Zoning and the

Bureau of Traffic Engineering, and the testimony and evidence presented by the Petitioner, I find that inasmuch as the proposed development will not generate any additional traffic to the failing intersection of Valley Road and Rolling Road, the district standard is not relative to this development proposal. Accordingly, I find that the Petitioner has satisfied the requirements of Section 4A02.4.F and that the relief requested should be granted.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested in the Petition for Special Variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 23rd day of February, 1993 that the Petition for Special Variance requesting relief from Sections 4A02.4.D and 4A02.4.F of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit the construction of a day care facility, which was previously approved in Case No. 92-228-X, within a basic services mapped area with a Level F intersection, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

February 25, 1993

(410) 887-4386

Ted Millsbaugh, Esquire
36 South Charles Street
Baltimore, Maryland 21201

RE: PETITION FOR SPECIAL VARIANCE
SW/S South Rolling Road, 800' NW of Wilkens Avenue
(850 South Rolling Road)
1st Election District - 1st Councilmanic District
The YMCA of Greater Baltimore - Petitioners
Case No. 93-234-SA

Dear Mr. Millsbaugh:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Dennis J. Dittmer, Vice President
The YMCA of Greater Baltimore
204 E. Lombard Street, Baltimore, Md. 21202

Ms. Joan Brown
850 South Rolling Road, Catonsville, Md. 21228

People's Counsel

File



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 850 South Rolling Road
which is presently zoned D.R.2

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 4A02.4D under Section 4A02.4F of B.C.Z.R. to permit construction of day care facility, approved in special exception case No. 92-228-X, within a basic services mapped area with a Level F intersection, because (1) the demand or impact of the facility will be less than that assumed by the district standard that would otherwise restrict or prohibit the development, or that the standard is not relevant to the development proposal, and (2) the granting of the petition will not adversely affect a person whose application was filed prior to petitioner's application under B.C.Z.R. 4A02.3G.2.b.

the development or such standard is not relevant, as determined by study of the Traffic Group dated 11/23/92 (copy attached), and (2) the granting of the petition will not adversely affect a person whose application was filed prior to petitioner's application under B.C.Z.R. 4A02.3G.2.b.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

With my solemn declaration and affirm, under the penalties of perjury, that I am the legal owner(s) of the property which is the subject of this Petition.

(Type or Print Name) N/A

Signature

Address

City State Zipcode

Attorney for Petitioner

Ted Millsbaugh/Piper & Marbury

(Type or Print Name)

Signature

36 South Charles Street 576-1894

Baltimore, Maryland 21201

City State Zipcode

Signature

204 E. Lombard Street 837-9622

Baltimore, Maryland 21202

City State Zipcode

Signature

36 South Charles Street 576-1894

Baltimore, Maryland 21201

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36 South Charles Street 576-1894

Ted Millspeugh, Esquire
Piper and Marbury
36 South Charles Street
Baltimore, MD 21201

RE: Case No. 93-234-SA, Item No. 251
Petitioner: The YMCA of Greater Baltimore
Petition for Special Variance

Dear Mr. Millspeugh:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on January 22, 1993 and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

DPW/Developers Engineering Division (Public Services)
Development Review Committee Response Form
Authorized signature _____ Date 2/1/93

Project Name	Waiver Number	Zoning Issue	Meeting Date
Francis M. and Phyllis K. Coppersmith	236		1-25-93 NC
John W. Armacost, Jr., Trustee	237		NC
Michael I. and Gail G. Brooks	238		NC
Steven E. Meconi	242		NC
Richard P. and Lenore E. Koors	243		NC
Charles H. and Beatrice G. Payne	244		NC
Carl T. and Edward V. Julio	245		NC
	246		NC
COUNT 9	251		NC

Stonegate at Patapsco (Aerial Property) 6-1-92

90476 ZON DED TE (Waiting for developer to submit plans first)

COUNT 1

FINAL TOTALS
COUNT 20

*** END OF REPORT ***

February 5, 1993

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
MD 166
South Rolling Road
Catonsville YMCA
Special Variance
Item # 251
(Permit No. B153278)
(Control #C-108-93)

Dear Ms. Winiarski:

This office has reviewed the plan for the reference item and offer the following:

A review of our file reveals that the existing entrance was constructed in 1971 under an access permit issued by this office.

However, as traffic volumes in this area have increased substantially since then, and given our concerns regarding the safe operation of the entrance with the anticipated increase in site generated traffic during the peak hours of the day, the following entrance improvements will be required:

A deceleration lane full width paving (curbed using SHA Type "A" curb and gutter, from the P.C. of the radius, set 24' from the centerline of the roadway, to a distance 100' from the existing bituminous curb to the north, then tapered to meet the bituminous curb).

An acceleration lane, full width paving 125' curbed section, using SHA Type "A" curb and gutter, from the P.C. of the radius, set 24' from the centerline of the roadway.

Our site inspection indicates vehicles are driving off the edge of the roadway directly opposite the entrance to by pass left turning vehicles. Therefore, again in anticipation of increased traffic to the site, we require that area opposite the entrance be paved (the extent of which will be determined prior to permit issuance) to allow for a by-pass lane.

My telephone number is 410-333-1350 (Fax# 333-1041)

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-460-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Ms. Julie Winiarski
Page Two
February 5, 1993

Please submit the following to this office:

- Eight (8) copies of the site plan showing the SHA requirements.
- Completed application.
- Performance bond, letter of credit, or certified check (include Federal ID number or social security number on certified checks only) in the amount of 150% of the actual entrance construction cost and in an even thousand dollar increment. These must be made payable to the State of Maryland. (Please note that it takes 6-8 weeks for a certified check to be returned after project completion and SHA final inspection).
- An engineering fee check in the amount of \$50.00 for each point of access, made payable to the State of Maryland.
- A letter of authorization from the appropriate agency relative to the relocation of any utilities which may be necessitated by this construction. Or, a letter from the developer acknowledging and agreeing to the financial responsibility for relocating any affected utilities.

The surety for the access permit must be received by this office prior to SHA approving any building permits for the site.

By copy of this letter, we are requesting the county withhold building permit approval until we received the surety.

If you have any questions, please contact Bob Small of this office at 410-333-1350. Thank you for the opportunity to review this plan.

Very truly yours,

John Contestabile, Chief
Engineering Access Permits
Division

BS/es

Ms. Julie Winiarski
Page Three
February 5, 1993

cc: Catonsville YMCA
Fisher, Collins and Carter, Inc.
Mr. C.R. Harrison
Mr. Darrell Wiles
Ms. Brenda Hinkle

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: January 26, 1993

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: C. Richard Moore, Bureau Chief
Bureau of Traffic Engineering

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: January 25, 1993

ITEM NUMBER: 251

This office has reviewed the traffic evaluation study prepared by The Traffic Group dated November 23, 1992.

We agree with the study's conclusion that the proposed YMCA Day Care Center will not increase traffic through the Rolling Road/Valley Road intersection during peak hours.

C. Richard Moore, Bureau Chief
Bureau of Traffic Engineering

CRM/ lvd

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

DATE: January 27, 1993

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT:

INFORMATION:
Item Number: 251

Petitioner: The YMCA of Greater Baltimore
Dennis J. Dittmer, Vice President

Property Size: 20.3 acres

Zoning: DR 2

Requested Action: Special Variance

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:
The petitioner is requesting a Special Variance to permit construction of a day care facility, approved in special exception Case No. 92-228-X, within a basic services mapped area with a Level F intersection.

The Office of Planning and Zoning has reviewed the transportation study submitted by the Traffic Group and recommends APPROVAL of the petitioner's request.

Prepared by: Francis Morley

Division Chief: Gary Keras

PK/FH:rdn



251.ZAC/ZAC1

Baltimore County Government
Fire Department



FEBRUARY 3, 1993

(410) 887-4500

700 East Joppa Road, Suite 901
Towson, MD 21286-5500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: THE YMCA OF GREATER BALTIMORE

Location: #850 SOUTH ROLLING ROAD

Item No.: +251 (WCR) Zoning Agenda: FEBRUARY 1, 1993

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

- LOCATION OF THE PROPOSED DAY CARE DOES NOT PROVIDE PROPER FIRE DEPARTMENT ACCESS.

- DOES THE EXISTING HYDRANT ON S. ROLLING ROAD COME OFF OF THE 6" OR THE 16" WATER MAIN?

REVIEWER: Captain Jerry Duff
Planning Group
Special Inspection Division

JP/KEK

2-19-93 93-234-34

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
DATE: February 11, 1993

FROM: J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item #251
YMCA, 850 South Rolling Road
Zoning Advisory Committee Meeting of January 25, 1993

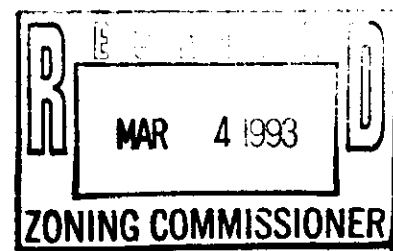
The Department of Environmental Protection and Resource Management offers the following comments on the above referenced zoning item.

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

This site must comply with the Forest Conservation Act which requires a Forest Stand Delineation, a Forest Conservation Plan and completed Forest Conservation Worksheet.

LP:MSK:sp

YMCA/TXTSBB



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

February 25, 1993

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

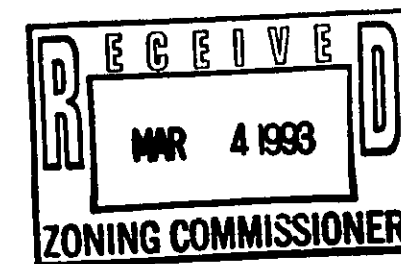
Re: Baltimore County
MD 166
Catonsville YMCA
Special Variance
Item #251
(Permit No. B153278)
(Control No. C-108-93)

Dear Ms. Winiarski:

In a previous review of both the referenced item and permit application, we provided comments in a letter to your office, dated February 5th (attached), regarding our requirements for an access permit for this development. We also requested that the County withhold building permit approval until the YMCA submitted the surety for the access permit necessary for the improvements to the entrance.

We have received a letter committing the YMCA to the entrance improvements we require. They will submit the plans and cost estimate for this work to their board for approval. Once approved, the YMCA has agreed to submit the surety for the access permit within 90 days. As a result of this agreement, we have no objection to approval of the Special Variance and permit application.

If you have any questions, please contact Bob Small at 410-333-1350. Thank you for the opportunity to review this plan.



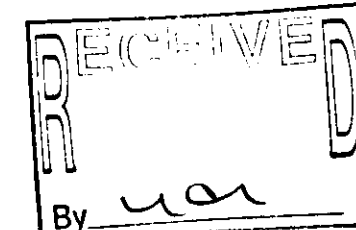
Very truly yours,

John Costabile, Chief
Engineering Access Permits
Division

BS/es

Attachment

My telephone number is 410-333-1350 (Fax# 333-1047)
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0461 D.C. Metro - 1-800-492-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717



BALTIMORE COUNTY, MARYLAND
Inter-office Correspondence

TO: W. Carl Richards, Zoning Coordinator
Zoning Commissioner's Office
DATE: February 16, 1993

FROM: Frank W. Welsh, Director
Dept. of Community Development

RE: Special Variance Petition - Item #251
Case Number 93-234-XA
YMCA of Greater Baltimore,
Day Care Facility

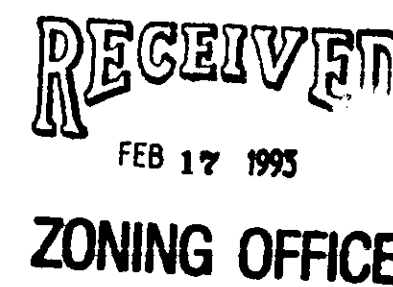
This department strongly supports the petition for special variance request filed by the YMCA to permit construction of a day care facility on south Rolling Road.

This facility represents an effort to provide advanced and innovative early educational experiences to young children, as well as basic child care services. It's establishment would reach beyond addressing the basic need for such services to addressing long-term community needs for educational enhancement.

The site for this facility was selected as a reflection of the need within the specific community for such services. While the impact on traffic congestion would be minimal, operation of the facility will have far-reaching community benefit.

Frank W. Welsh, Director

FWW:prb



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

Lawrence E. Schmidt, Esq.
Zoning Commissioner

DATE: December 4, 1992

P. David Fields, Director
Office of Planning & Zoning

SUBJECT: Basic Services Exemption
YMCA Child Care Center Catonsville

This Office has reviewed the transportation study submitted by the Traffic Group with respect to the above referenced project and recommend approval of the request as submitted in the letter to you from Mr. Dennis J. Dimer dated November 30, 1992.

P. David Fields

PDF:bjs

CC: Hon. Bertha Manley, Councilwoman, 1st District
Mr. Dennis Dimer, Vice President, YMCA Greater Baltimore
Gene Neff, Director, Dept. of Public Works - Attn: C. Richard Moore,
Chief, Traffic Engineering

SCHMIDT.CAT/TXTPAT

111 West Chesapeake Avenue
Towson, MD 21204

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

January 27, 1993

(410) 887-3353

Ted Millsbaugh, Esquire
Piper and Marbury
36 South Charles Street
Baltimore, MD 21201

RE: Preliminary Petition Review (Item #251)
Legal Owner: YMCA of Greater Baltimore
850 South Rolling Road
1st Election District

Dear Mr. Millsbaugh:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The petition was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

A special exception was granted for the proposed use (#92-227-SPH and #92-228-X). This site plan is a copy of the plan for said cases; however, this plan should be updated showing the full zoning history and case numbers granting the use. Also, all notes on the cases granting the use may not apply for this proposed request. Conclusively, the current plan should be updated.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,

Mitchell J. Kellman
By: Mitchell J. Kellman
Planner II

MJK:scj



Printed on Recycled Paper

93-234-34 2/19/93

Baltimore County Government
Fire Department



709 East Joppa Road Suite 901
Towson, MD 21206-5500

MARCH 2, 1993

(410) 887-1500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

REVISED PLANS WERE RECEIVED FOR ITEM #251(CASE #93-234-SA) ON 2/9/93.
Zoning Agenda: FEBRUARY 22, 1993

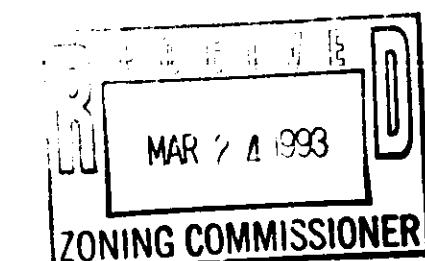
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Capt. Jerry Fisher
Planning & Zoning
Special Inspection Division

JE/KEKH



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Baltimore County Government
Department of Public Works
Bureau of Traffic Engineering



401 Bosley Avenue Suite 405
Towson, MD 21204

(410) 887-3554
Fax (410) 887-5784

January 20, 1993

YMCA of Greater Baltimore, Inc.
204 E. Lombard Street
Baltimore, Maryland 21202

ATTN: Mr. Dennis Dimer

RE: Catonsville YMCA
Day Care Center

Dear Mr. Dimer:

The Bureau of Traffic Engineering has reviewed the traffic evaluation study prepared by The Traffic Group dated November 23, 1992.

We agree with the study's conclusion that the proposed YMCA Day Care Center will not increase traffic through the Rolling Road/Valley Road intersection during peak hours.

Please don't hesitate to contact me if you need any additional information.

Very truly yours,

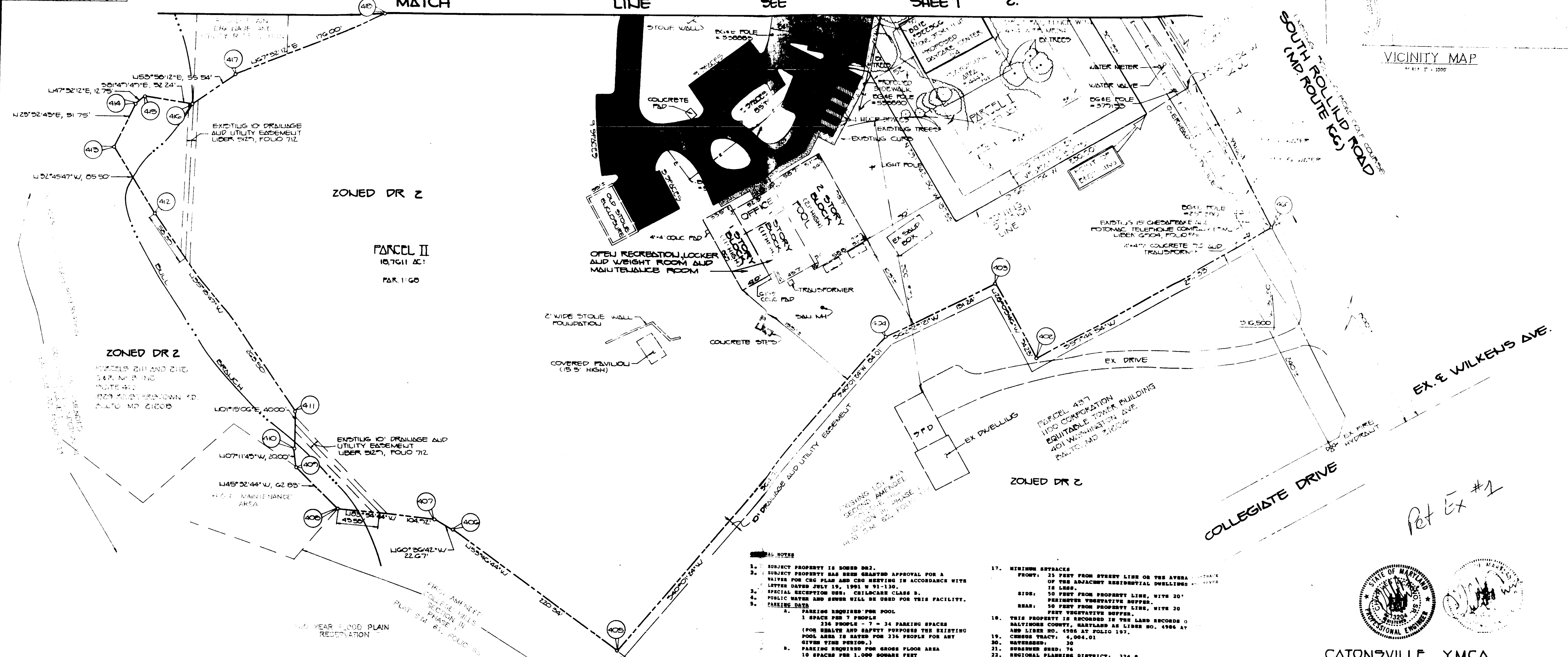
C. Richard Moore, Bureau Chief
Bureau of Traffic Engineering

CRM:lvd



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POINT	EASTING	NORTHING
401	16527.458	31503.160
402	16454.298	31547.482
403	16515.123	31663.783
404	16515.123	31533.503
405	16515.126	31438.366
406	16389.167	31246.916
407	16424.144	31347.887
408	16384.662	31769.067
409	16458.745	31952.355
410	16728.546	32130.112
411	16717.421	32149.865
412	16706.294	32254.194
413	16652.292	32299.042
414	16624.469	32301.547
415	16602.459	32300.673
416	16387.441	32452.988
417	16315.543	32499.257
418	16268.982	32476.670
419	16267.798	32415.557
420	16235.132	32370.645
421	16168.831	32207.611
422	16018.180	32289.775
423	15931.999	32171.095
424	15424.144	31847.887



- GENERAL NOTES**
1. SUBJECT PROPERTY IS ZONED DR2.
 2. SUBJECT PROPERTY HAS BEEN GRANTED APPROVAL FOR A VARIATION FOR C&G PLAN AND C&G SETTING IN ACCORDANCE WITH LETTER DATED JULY 19, 1991 W 91-130.
 3. SPECIAL RECESSION DNR: CHILDCARE CLASS B.
 4. PUBLIC WATER AND SEWER WILL BE USED FOR THIS FACILITY.
 5. PARKING DATA
 - A. PARKING REQUIRED FOR POOL: 1 SPACE PER 7 PEOPLE (FOR POOL AND SAFETY PURPOSES THE EXISTING POOL AREA IS RATED FOR 236 PEOPLE FOR ANY GIVEN TIME PERIOD.)
 - B. PARKING REQUIRED FOR GROSS FLOOR AREA: 10 SPACES PER 1,000 SQUARE FEET (7,777 SQ. FT. = 1,000 - 7.77 7.77 x 10 = 78 PARKING SPACES 111 PARKING SPACE REQUIRED FOR EXISTING STRUCTURES.)
 - C. PARKING REQUIRED FOR CHILD CARE: 1 PER EMPLOYEE ON THE LARGEST SHIFT 1 SPACE x 8 EMPLOYEES = 8 PARKING SPACES TOTAL PARKING SPACES REQUIRED FOR THIS SITE = 119 TOTAL NUMBER OF PARKING SPACES PROVIDED = 119
 6. PROPERTY IS LOCATED ON BOUNDING MAPS 4-F AND 5-F.
 7. TYPICAL PARKING SPACE SIZE 8.5'x18'.
 8. ALL EMPLOYEES TO BE EMPLOYED, LICENSED OR CERTIFIED AS REQUIRED BY THE APPLICABLE STATE OR LOCAL AGENCY.
 9. PARCELS I AND II ARE SUBJECT TO ORIGINAL SPECIAL RECESSION CASE NO. 69-161-2 AS AMENDED BY CASE NO. 92-227-SPE.
 10. TOTAL NUMBER OF EMPLOYEES FOR CHILDCARE: 8
 11. MAXIMUM NUMBER OF CHILDREN TO BE UNENROLLED: 90
 12. HOURS OF OPERATION: 7 AM TO 6 PM.
 13. EXISTING A.P.T. FOR PARCELS ONLY 67 PER 1,000 SQ. FT. GROSS FLOOR AREA 4,000 SQ. FT. x 4.025% = 161 A.P.T. THIS CHILDCARE DOES NOT IMPACT A.P.T. ALL SINGLE FAMILY DWELLINGS ARE UNIMPROVED LOTS OF RECORD OF LESS THAN 2 ACRES ARE SHOWN WITH THEIR RESPECTIVE 100 AND 150 FOOT S.T.A. ALICE.
 14. MINIMUM LOT SIZE: 1 ACRE FOR FIRST 40 CHILDREN PLUS 100 SQ. FT. PER CHILD FOR SUBSTANTIAL CHILDREN 40 CHILDREN = 41,000 SQ. FT. 50 CHILDREN = 51,000 SQ. FT. 100 CHILDREN = 101,000 SQ. FT. 200 CHILDREN = 201,000 SQ. FT.
 15. ALL PARKING SPACES TO BE PAVED AND PERMANENTLY MARKED.
 16. MINIMUM SETBACKS:
 - FRONT: 25 FEET FROM STREET LINE OR THE AVERAGE OF THE ADJACENT RESIDENTIAL DWELLINGS IF NEARER IS LESS.
 - SIDE: 50 FEET FROM PROPERTY LINE, WITH 20' PERMITTED VEGETATIVE BUFFER.
 - REAR: 50 FEET FROM PROPERTY LINE, WITH 20' PERMITTED VEGETATIVE BUFFER.
 17. THIS PROPERTY IS RECORDED IN THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND AS LITER NO. 4986 AT FOLIO 197.
 18. CHURCH TRACT: 4,004.01
 19. DATED: 1991
 20. DATED: 1991
 21. DATED: 1991
 22. REGIONAL PLANNING DISTRICT: 324.8
 23. GROSS FLOOR AREA OF PARCELS IS 4,000 SQ. FT.
 24. SPECIAL RECESSION FOR CHILD CARE FACILITY GRANT 9, 1992 IN SPECIAL RECESSION CASE NO. 92-228-2.

THOMAS COLLINS & CARTER, INC.
 SURVEYORS
 1710 BALTIMORE AVENUE, SUITE 100
 BALTIMORE, MARYLAND 21201
 410-551-1000

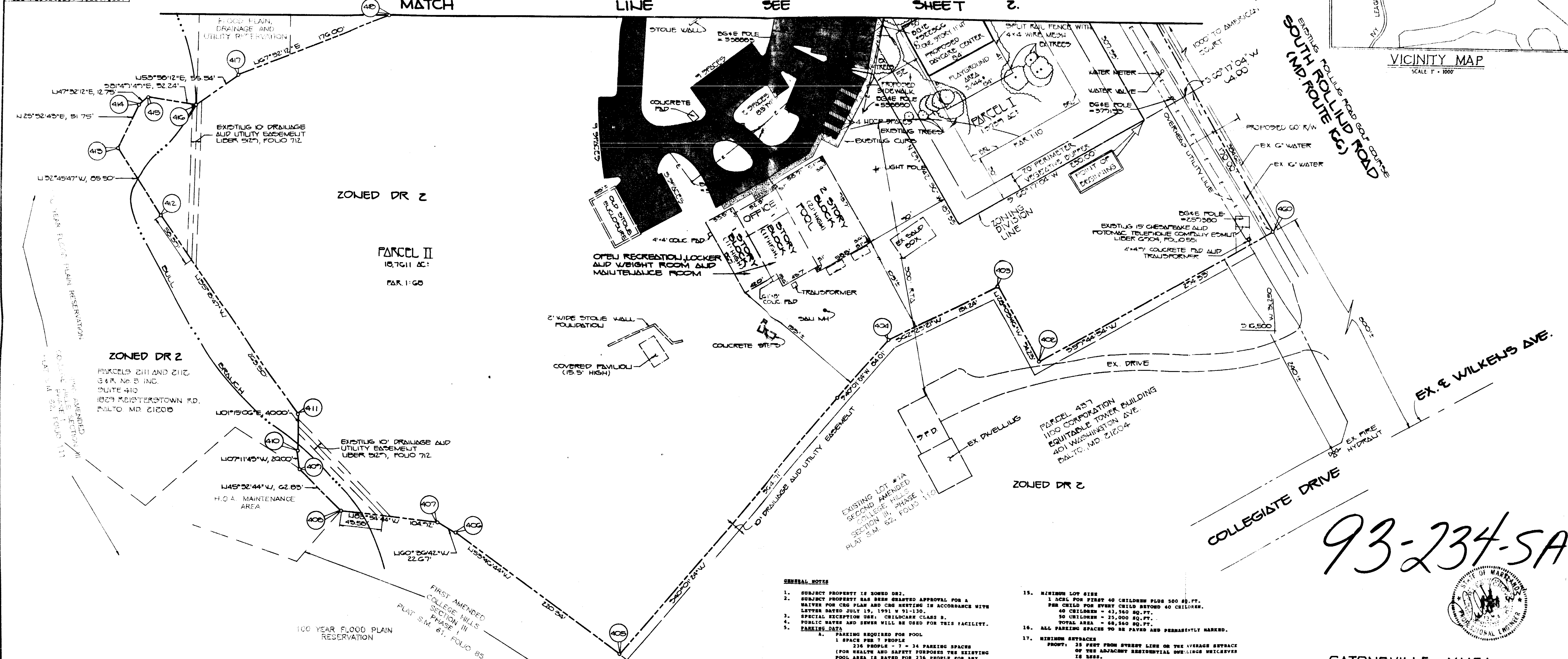
CATONSVILLE YMCA
 650 S. ROLLING ROAD
 CATONSVILLE, MARYLAND 21033
PARCELS I AND II
 PLAN TO ACCOMPANY PETITION FOR
 SPECIAL VARIANCE
 CASE 93-234-78 (ITEM 251)
 YOUNG MEN'S CHRISTIAN ASSOCIATION
 OF THE GREATER BALTIMORE AREA

REVISED PLANS
 MTK-2/10/93
 43-234-5A
 Item 251

FIRST ELECTION DISTRICT
 BALTIMORE COUNTY, MARYLAND
 TAX ASSESSMENT MAP #101, TAX PARCEL #520
 JANUARY 22, 1993 SHEET 1 OF 2



PT.	SOUTH	WEST
402	16537.450	31103.160
403	16534.298	31141.482
404	16515.123	31163.783
405	16507.323	31133.803
406	16505.126	31129.566
407	16499.167	31246.916
408	16424.144	31347.887
409	16504.663	31769.067
410	16508.745	31952.355
411	16726.546	32130.112
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416	16602.459	32300.673
417	16387.441	32452.988
418	16315.543	32499.257
419	16268.982	32476.670
420	16260.375	32487.264
421	16267.798	32415.557
422	16235.132	32370.645
423	16168.831	32207.611
424	16018.180	32289.775
425	15931.999	32271.095
426	15424.144	31847.887

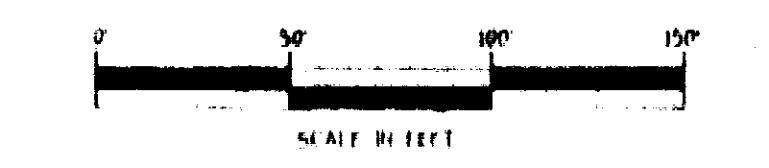


93-234-SA

CATONSVILLE YMCA 251

SPECIAL VARIANCE PLAN
 YOUNG MEN'S CHRISTIAN ASSOCIATION
 OF THE GREATER BALTIMORE AREA

FIRST ELECTION DISTRICT
 BALTIMORE COUNTY, MARYLAND
 TAX ASSESSMENT MAP #101, TAX PARCEL #520
 OCTOBER 15, 1971 SHEET 1 OF 2



- GENERAL NOTES**
- SUBJECT PROPERTY IS ZONED DR2.
 - SUBJECT PROPERTY HAS BEEN GRANTED APPROVAL FOR A VARIANCE FOR CAG PLAN AND CAG MEETING IN ACCORDANCE WITH LETTER DATED JULY 19, 1991 W 91-130.
 - SPECIAL EXCEPTION USES, CHILDREN'S CLASS B.
 - PUBLIC WATER AND SEWER WILL BE USED FOR THIS FACILITY.
 - PARKING DATA**
 - PARKING REQUIRED FOR POOL: 1 SPACE PER 7 PEOPLE. 236 PEOPLE - 7 = 34 PARKING SPACES (FOR HEALTH AND SAFETY PURPOSES THE EXISTING POOL AREA IS TO BE USED FOR 236 PEOPLE FOR ANY GIVEN TIME PERIOD.)
 - PARKING REQUIRED FOR GROUND FLOOR AREA: 10 SPACES PER 1,000 SQUARE FEET. 7,777 SQ. FT. @ 1,000 = 7.777. 7.777 x 10 = 78 PARKING SPACES. 111 PARKING SPACES REQUIRED FOR EXISTING STRUCTURES.
 - PARKING REQUIRED FOR CHILD CARE: 1 PER EMPLOYEE ON THE LARGEST SHIFT. 3 SPACES @ 3 EMPLOYEES = 9 PARKING SPACES. TOTAL PARKING SPACES REQUIRED FOR THIS SITE = 119.
 - TOTAL NUMBER OF PARKING SPACES PROVIDED = 119.
 - PROPERTY IS LOCATED ON SHOWING MAPS 4-F AND 5-F.
 - TYPICAL PARKING SPACE SIZE 8'-0" X 12'-0".
 - ALL IMPROVEMENTS TO BE ENGINEERED, LICENSED OR CERTIFIED AS REQUIRED BY THE APPLICABLE STATE OR LOCAL AGENCY.
 - PARCELS I AND II ARE SUBJECT TO SPECIAL EXCEPTION CASE 69-161-X AND THE AMENDMENT TO 69-161-X.
 - TOTAL NUMBER OF EMPLOYEES FOR CHILD CARE: 9.
 - MAXIMUM NUMBER OF CHILDREN TO BE ENROLLED: 90.
 - HOUSE OF OPERATIONS: 7 AM TO 6 PM.
 - ESTIMATED A.D.T. FOR DAYCARE ONLY: 67 PER 1,000 SQ. FT. GROSS FLOOR AREA 6400 DIVIDE BY 1,000 = 6.400 x 67 = 428.8 A.D.T. THIS CHILD CARE DOES NOT EXCEED 8 A.D.T. ALL SINGLE FAMILY DWELLINGS AND UNIMPROVED LOTS OF RECORD OF LESS THAN 2 ACRES ARE SHOWN WITH THEIR REQUIRED 100 AND 250 FOOT R.T.A. AREAS.
 - MINIMUM LOT SIZE: 1 ACRE FOR FIRST 40 CHILDREN PLUS 500 SQ. FT. PER CHILD FOR EVERY CHILD BEYOND 40 CHILDREN. 40 CHILDREN = 40,000 SQ. FT. 50 CHILDREN = 25,000 SQ. FT. TOTAL AREA = 65,000 SQ. FT.
 - ALL PARKING SPACES TO BE PAVED AND PERMANENTLY MARKED.
 - EXISTING STRUCTURES**
 - PROFT: 32 FEET FROM STREET LINE ON THE AVERAGE SETBACK OF THE ADJACENT RESIDENTIAL DWELLINGS WHICHEVER IS GREATER.
 - SIDE: 50 FEET FROM PROPERTY LINE, MIN: 20' PERMITTED VERTICAL CURB CUT.
 - REAR: 50 FEET FROM PROPERTY LINE, MIN: 10' FEET VERTICAL CURB CUT.
 - THIS PROPERTY IS INCORPORATED IN THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND AS LINDER NO. 4-16 AT POLIC 10 AND LINDER NO. 4-16 AT POLIC 197.
 - CROSS TRACT: 6,004.01
 - WATERWAY: 30
 - SUBURBAN ROAD: 76
 - REGIONAL PLANNING DISTRICT: 324.8
 - GROSS FLOOR AREA OF DAYCARE IS 6,400 SQ. FT.

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 877 BALTIMORE NATIONAL FREE SUITE 100
 ELICOTT CITY, MARYLAND 21043
 (301) 461-2855

GENERAL NOTES

CALL COLLECT "MISS UTILITY" AT 410-559-0100 AT LEAST 72 HOURS PRIOR TO STARTING WORK.

ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION, UNLESS NOTED OTHERWISE.

TRANSITION ALL PAVED SURFACES TO MATCH FLUSH WITH EXISTING GRADE OR WITH TOP OF EXISTING CURBING. AVOID ABRUPT GRADE CHANGES AND WATER RETAINING DEPRESSIONS.

EXISTING UTILITIES ARE BASED ON AVAILABLE RECORDS. THE CONTRACTOR MUST VERIFY THE LOCATION AND DEPTHS BY HAND DIGGING TEST PITS IN ADVANCE OF CONSTRUCTION.

SEE PLANTING PLAN AND DETAILS SHEET L-2.

ALL DISTURBED AREAS NOT STABILIZED WITH SOD SHALL BE SEEDED AND MULCHED IN ACCORDANCE WITH THE SPECIFICATIONS.

PROVIDE TREE PROTECTION AS DETAILED ON SHEET L-2, AROUND ALL TREES SHOWN. NO DISTURBANCE SHALL TAKE PLACE WITHIN THE LIMITS OF THE TREE PROTECTION IN ORDER TO GUARANTEE THE SURVIVABILITY OF THE PLANTS.

ALL INLETS AND STORM DRAINS SHALL BE PVC.

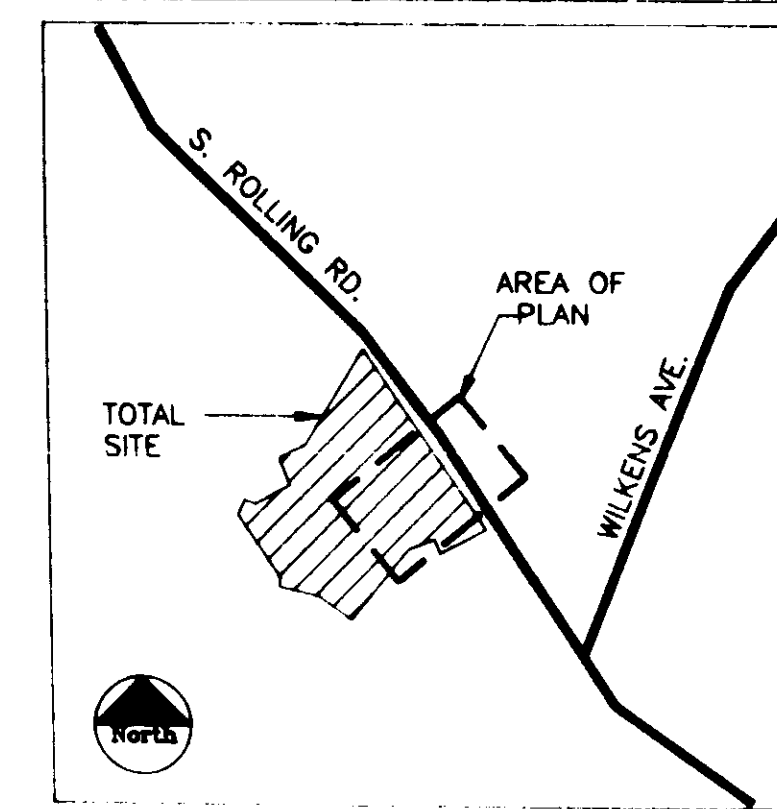
THE CONTRACTOR IS RESPONSIBLE FOR RE-STRIPING THE EX. PARKING LOT AS SHOWN ON THIS PLAN. TYPICAL SPACE SIZE IS 8.5' X 18'.

CONSTRUCTION NOTES

1. NEW 6" CONCRETE WHEELSTOP, SEE SPECS
2. NEW CONCRETE PAVING SECTION, SEE DETAIL 2 SHEET L-2
3. NEW CONCRETE CURBING SECTION, SEE DETAIL 10 SHEET L-2
4. NEW PICKET FENCE, SEE DETAIL 3 SHEET L-2
5. NEW BITUMINOUS PAVING FOR PARKING, SEE DETAIL 4 SHEET L-2
6. NEW BITUMINOUS PAVING FOR PATH, SEE DETAIL 5 SHEET L-2
7. NEW CONCRETE PERRONS, SEE DETAIL 7 SHEET L-2
8. NEW KEYSTONE RETAINING WALL, PROVIDE SHOP DRAWINGS
9. NEW WOOD HANDRAIL, PROVIDE SHOP DRAWINGS

SELECTIVE TREE
CLEARING AS
NOTED BY THE
OWNER.

SITE ADDRESS:
850 S. Rolling Road
Catonsville, MD 21228
Baltimore County, MD



VICINITY MAP
SCALE: 1"=1,000'

BUILDING PERMIT INFORMATION

1. FIRST ELECTION DISTRICT
2. FIRST COUNCILMANIC DISTRICT
3. GROSS SITE AREA: 20.415 ACRES
4. NET SITE AREA: 20.335 ACRES
5. PREVIOUS COMMERCIAL PERMITS:
B-127967, C-701-92
PAVILION CONSTRUCTION: MAY 1, 1992
SUBJECT PROPERTY HAS BEEN GRANTED
A WAIVER OF CRP PLAN AND MEETING
W 91-130, JULY 19, 1991.
6. ZONING HISTORY:
69-161-X: SPECIAL EXCEPTION FOR LAND DEVOTED
TO CIVIC & SOCIAL ACTIVITIES. (1/13/69)
92-228-X: SPECIAL EXCEPTION FOR THE CONSTRUCTION
OF A CHILD CARE CENTER. (1/9/92)

7. THIS PROPERTY AND ALL ADJACENT
PROPERTIES ARE ZONED R-2. SEE
ZONING MAPS 4-F & 5-F.
8. OWNER/APPLICANT: YOUNG MEN'S
CHRISTIAN ASSOCIATION OF THE GREATER
BALTIMORE AREA, 204 E. LOMBARD ST.,
BALTIMORE, MD 21202
TAX ACCOUNT #: 16-00-005421
DEED REFERENCE: LIBER: 4986 FOLIO: 197
9. STREET ADDRESS: 850 S. ROLLING RD.
800 FT. NORTH OF WILKENS AVE.
10. FLOOR AREA RATIO: 19.315 SF TOTAL
GROSS FLOOR AREA/ 889,293 SF TOTAL
GROSS SITE AREA = .0217

11. PARKING TABULATIONS
A. PARKING REQUIRED FOR POOL
1 SPACE PER 7 PEOPLE
236 PEOPLE / 7 = 34 PARKING SPACES
(FOR HEALTH AND SAFETY PURPOSES THE EXISTING
POOL AREA IS RATED FOR 236 PEOPLE FOR ANY
GIVEN TIME PERIOD.)
B. PARKING REQUIRED FOR GROSS FLOOR AREA
10 SPACES PER 1,000 SQUARE FEET
7,777 SQ. FT. / 1,000 = 7.77
7.77 x 10 = 78 PARKING SPACES
111 PARKING SPACES REQUIRED FOR EXISTING
STRUCTURES.
C. PARKING REQUIRED FOR CHILD CARE
1 PER EMPLOYEE ON THE LARGEST SHIFT
1 SPACE x 8 EMPLOYEES = 8 PARKING SPACES
TOTAL PARKING SPACES REQUIRED FOR THIS SITE = 119
TOTAL EXISTING SPACES = 110
TOTAL PROPOSED SPACES = 9
TOTAL NUMBER OF PARKING SPACES PROVIDED = 119
TOTAL DISTURBED AREA: S.F.

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EX. STORM DRAIN & INLET
- NEW PVC DRAIN & INLET
- PROPERTY LINE
- LIMIT OF CONTRACT
- STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE
- PROPOSED LIGHT STANDARD
- EXISTING TREE
- EX. HYDRANT
- EX. HANDICAPPED SPACE
- CONCRETE SIDEWALK
- POWER POLE
- ASPHALT PAVING
- PICKET FENCING
- DETAIL NUMBER
- SHEET NUMBER

SITE PLAN TO ACCOMPANY BUILDING PERMIT
DATE: 7-25-92
PROJECT TITLE: CATONSVILLE YMCA FAMILY DAYCARE

DATE: ISSUED FOR: SHEET NO. 1

DATE: ISSUED FOR: SHEET NO. 1

DATE: ISSUED FOR: SHEET NO. 1

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DATE: ISSUED FOR: SHEET NO. 1

DR 3.5

DR 5.5

DR 2

DR 2

DR 2

DR 3.5

H. SE. G. SW

MAP HAS BEEN REVISED IN SELECTED AREAS
REMARKS: 1. BY PHOTOGRAMMETRIC MEASUREMENTS
2. BY FIELD SURVEY
BALTIMORE, MD. 21201

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

CATONSVILLE
ITEM 251

93-234-SA

